



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

04-102

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No.046018

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Plum Canyon Master LLC (Sikand Engineering)

**MAP/EXHIBIT
DATE:**

07/22/14

**SCM REPORT
DATE:**

08/28/14

SCM DATE:

08/19/14

PROJECT OVERVIEW

A modification to an existing recorded map to include a reduction of single family residence lots, addition of debris basin lots and a public park lot.

Subdivision: To create 201 single-family lots, 1 commercial lot, 4 open space lots, and 4 public facility lots (212 total lots).

CUP: Non-urban hillside management area; onsite grading in excess of 100,000 cubic yards.

MAP STAGETentative: ☐Revised: ☐Amendment: ☐Amended : ☐
Exhibit "A"Modification to : ☒
Recorded MapOther: ☐**MAP STATUS**Initial: ☐1st Revision: ☐2nd Revision: ☐3rd Revision (requires a fee): ☒**LOCATION**

North of Farrell Road and East of Whites Canyon Road,
Tract No. 46018-11.

ACCESS

Farrell Road

ASSESSORS PARCEL NUMBER(S)

2812-092-001 – 055 , 2812-093-001 – 052, 2812-094-001
– 051, 2812-095-001 – 024, 2812-096-001 – 032, 2812-
097-003 – 007

SITE AREA

109.7 gross acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley (OVOV)

ZONED DISTRICT**SAND CANYON****SUP DISTRICT**5th**LAND USE DESIGNATION**

H5 – Residential 5(UR2 Urban Residential 2, 5 du/ac)

H18 – Residential 18(UR4 Urban Residential 4, 18 du/ac)

CG – General Commercial(CN - Neighborhood
Commercial)**ZONE**RPD-20,000-2.4U, RPD-
6,000-5.9U, CG**CSD**

N/A

**PROPOSED UNITS
(DU)**

H5 – 143 dwelling units

H18 – 58 dwelling units

CG – N/A

201 total dwelling units
proposed**MAX DENSITY/UNITS
(DU)**

H5 – 195 dwelling units

H18 – 282 dwelling units

CG – N/A

GRADING**(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**

261,600 cubic yards

19,400 cubic yards of cut; 242,200 cubic yards of fill

222,800 cubic yards of import

Balanced on site

ENVIRONMENTAL DETERMINATION (CEQA)

Staff is prepared to support the addendum language that the existing EIR covers the project.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov
Public Works	Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☒

Reschedule for Subdivision Committee Meeting: ☐

Exhibit Map/Exhibit "A" Revision Required: ☐

Reschedule for Subdivision Committee Reports Only: ☒

Revised Application Required: ☐

Other Holds (see below): ☒

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Tentative map information requires clarification and project boundaries and description may change. Please read below for further details.

Modification Map:

Clear ☐ Hold ☒

1. Add a designation to the "H.O.A. lot".
2. Correct the gross and net areas for lot 14.
3. Label the enclosed adjacent lots, including the southern park lot as "Not A Part".
4. Add the scaled street sections to the map.
5. Ensure the park lot information is correct.

Environmental Determination:

Clear ☐ Hold ☒

6. To be determined and based on whether or not the boundaries are proposed to change.

Conditional Use Permit:

Clear ☐ Hold ☒

7. File a conditional use permit to develop a park stipulated by the development agreement with the Department of Parks and Recreation.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3rd revision and thereafter), and
- Other materials requested by the case planner.

NOTE: An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.